

THE
FARM MORTGAGE
IN
ALBERTA

ASSOCIATED
MORTGAGE
INVESTORS
INCORPORATED
ROCHESTER
NEW YORK

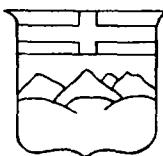


THE
FARM MORTGAGE IN ALBERTA

AS NEGOTIATED BY

**ASSOCIATED MORTGAGE INVESTORS INC.
FARM MORTGAGE BANKERS**

Lenders on United States
farms since 1873
Lenders on Alberta
farms since 1906



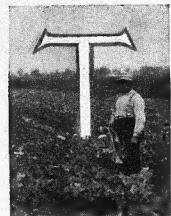
"The Farm Mortgage Plus Our Service
is an Ideal Investment for Income"

**ROCHESTER, N.Y.
CALGARY, ALBERTA**

CONTENTS

	<i>Page</i>
THE BUSINESS OF THE ASSOCIATED MORTGAGE INVESTORS	3
THE RECORD OF THE ASSOCIATED MORTGAGE INVESTORS	5
THE ORGANIZATION OF THE ASSOCIATED MORTGAGE INVESTORS	6 - 7
A GENERAL EXPLANATION OF THE PAPERS	11 - 12
Delivered to an Investor in an Alberta Farm Mortgage Negotiated by the Associated Mortgage Investors	
THE SERVICE RENDERED BY THE ASSOCIATED MORTGAGE INVESTORS	15
To the Small Investor; To the Large Investor, To the Investor Seeking a Regular Monthly Income.	
THE CONVERTIBILITY OF AN ALBERTA FARM MORTGAGE	17
Negotiated by the Associated Mortgage Investors	
ALBERTA AS A FIELD FOR LOANING ON FARM MORTGAGES	19-28
Geography and Topography, Crops; Livestock; Temperature, Rainfall, Other Features of Climate; Comparison of Productive Value of Land with the United States, General Information and Statistics	
THE PRODUCING VALUE OF ALBERTA LANDS AS COMPARED WITH THOSE OF THE UNITED STATES	31
A LIST OF PROMINENT INSTITUTIONAL INVESTORS IN ALBERTA FARM MORTGAGES	37
TEN IMPORTANT REASONS WHY INVESTORS PREFER ALBERTA FARM MORTGAGES	41
Negotiated by the Associated Mortgage Investors	

The Business of the Associated Mortgage Investors



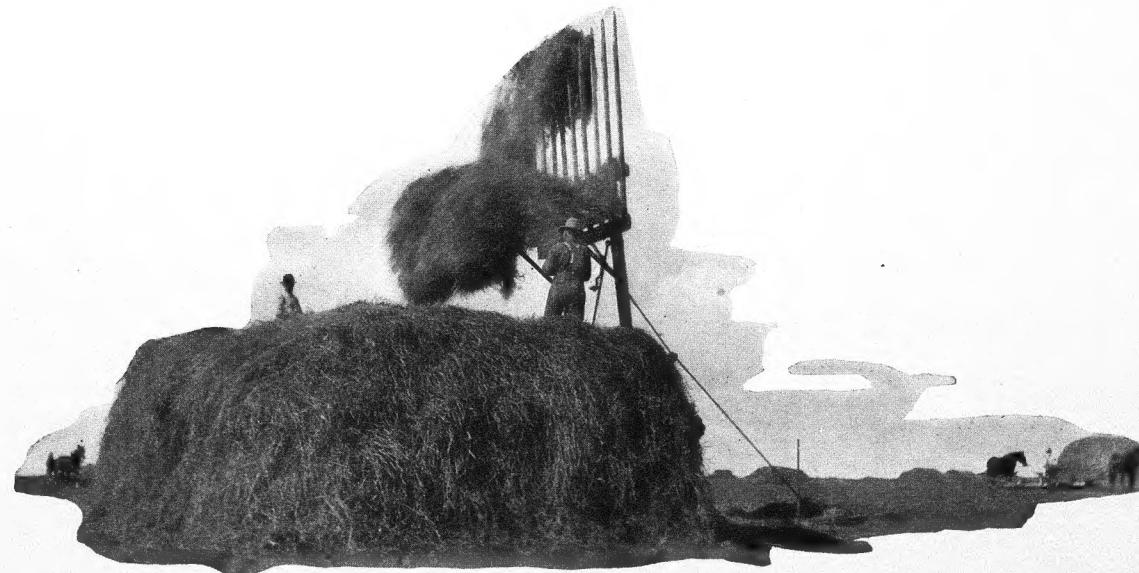
O MAKE LOANS with its own funds on the security of first mortgages on improved farms in the Province of Alberta, Canada.

To sell these mortgage loans to Individual, Estate and Institutional Investors to yield the investor *6% interest net*.

To continue the care of all mortgages sold, without charge to the investor for this service.

Each loan is sold with the Company's Agreement that

- a.* All interest will be paid within five days of due date, in New York funds.
- b.* That the investor shall suffer no loss or inconvenience from delay in the payment not only of interest, but of taxes and insurance premiums.
- c.* That the investor shall have no expense or costs if it is necessary to sell the security for the debt.



Stacking Alfalfa, Didsbury, Alberta



Top : Scene on Farm securing our Loan No. 938, Red Deer District

Middle and Bottom : Scenes on Farm and Looking across Pine Lake toward Farm securing our Loan No. 775, Red Deer District



Harvest on our Treasurer's Farm at Vulcan, Alberta

The Record of the Associated Mortgage Investors

 **N** 1873 the senior officer of this Company made his first farm mortgage investments, some of them for beneficiaries of trust estates. He continued successfully to invest in this manner, for himself and relatives, until

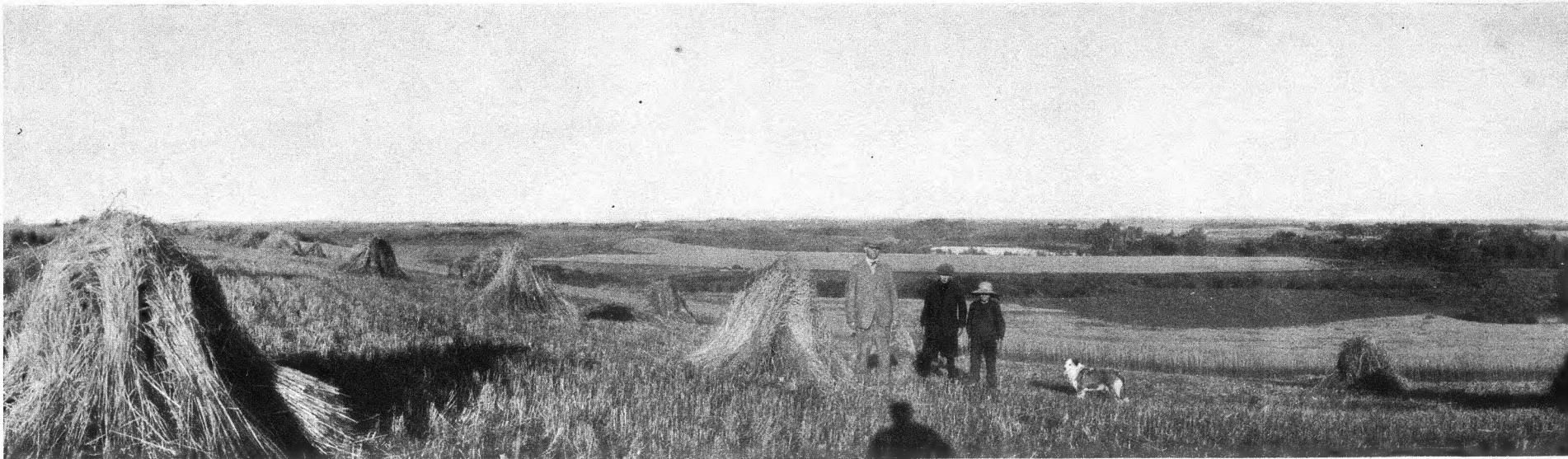
In 1900 the present active manager assumed control of these personal matters, and

In 1906 established the present business of investing in farm mortgages for a general clientelle. At this time Alberta was selected as a field for lending.

In 1908 the business was incorporated as the Associated Mortgage Investors under the laws of New York State, and licensed in the Province of Alberta.

Now, with a business larger than ever, the management continues to feel satisfaction in the fact that

No investor in our mortgages has ever lost anything of principal or interest, and his investment has always yielded him at least 6 per cent net.



A Panoramic View of the Farm

The General Organization of the Associated Mortgage Investors

PAID IN CAPITAL STOCK AND SURPLUS EXCEEDING
ONE HUNDRED THOUSAND DOLLARS

President AUGUSTINE W. ESLEECK, Greenfield, Mass.

Vice-President KENDALL BROOKS CASTLE, Rochester, New York

Secretary-Treasurer . . . KINGMAN NOTT ROBINS, Rochester, New York

Assistant Secretary S. ELLIOTT GRANT, Rochester, New York

Special Representative RAYMOND N. BALL, Rochester, New York

Directors in Addition to the Above

HENRY E. ROBINS, Greenfield, Mass.

Died April 23, 1917

JOHN RUSSELL SIBLEY, Rochester, New York, and Spencer, Mass.

Supervisor of Western Offices

E. B. MOUNT, 1012 Herald Building, Calgary, Alberta

General Counsel

KENDALL BROOKS CASTLE, Rochester, New York

Auditors

LOVEJOY, MATHER AND HOUGH, C. P. A., New York City



Securing Our Loan No. 1040, Lacombe District, Alberta

The Alberta Organization of the Associated Mortgage Investors

Advisory Board

HONORABLE W. H. CUSHING

Cushing Brothers Co., Calgary
Former Minister of Public Works

HONORABLE PETER TALBOT

Stockbreeder and Farmer, Lacombe
Senator of the Dominion of Canada

J. A. BROOKBANK, Edmonton

Bankers

CANADIAN BANK OF COMMERCE
50 Branches in Alberta

Supervisor of Western Offices
E. B. MOUNT, Calgary

High River Office

HUNT AND WATT, Limited, Managers
LENT, JONES, MACKAY and MANN (Calgary) Counsel

Red Deer Office

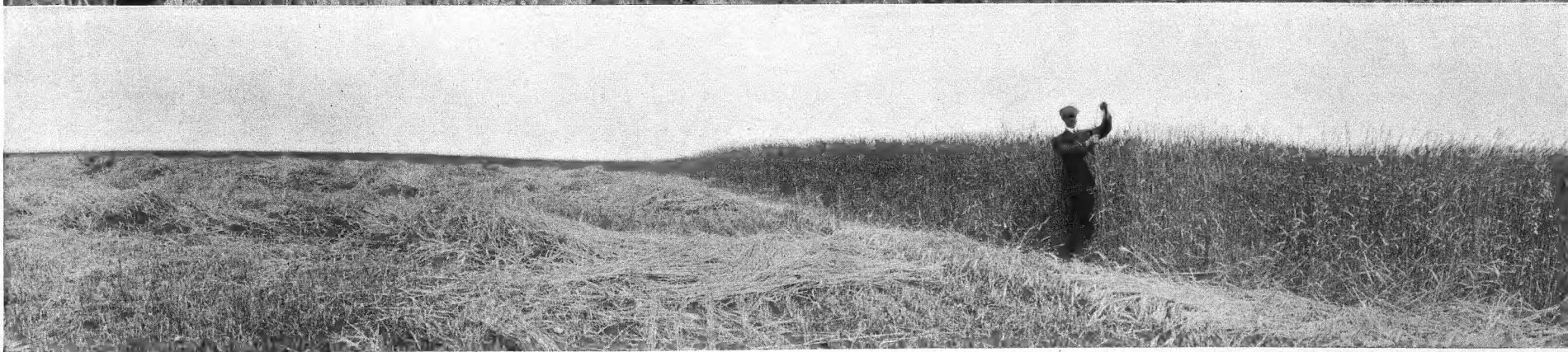
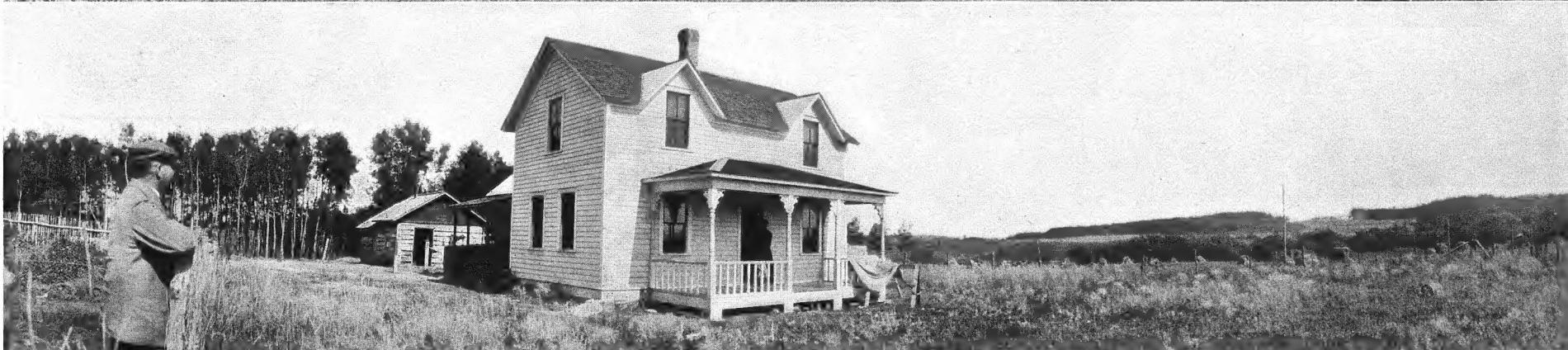
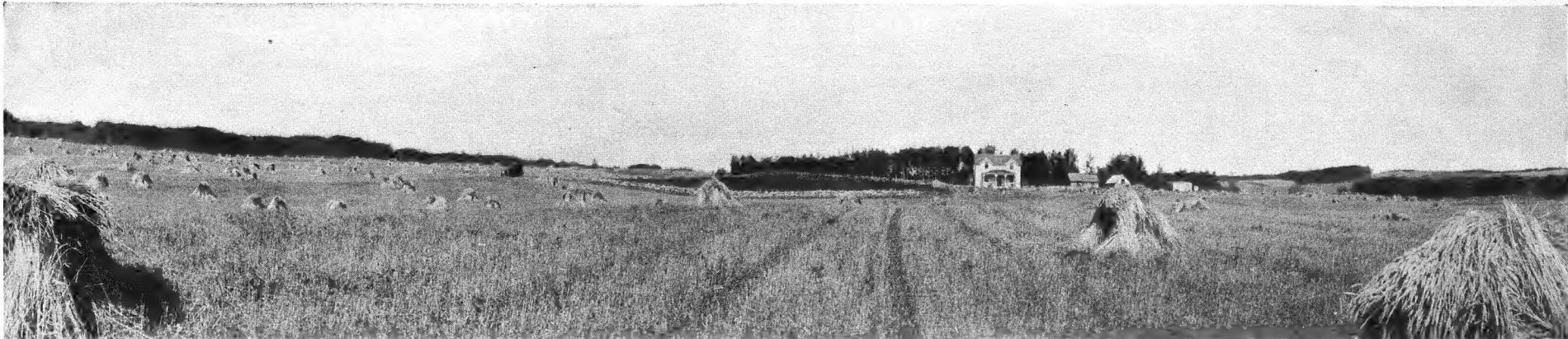
R. B. WELLIVER, Manager
JOHN QUIGG, Counsel

Edmonton Office

JULIAN GARRETT, Ltd., Manager
SHORT, CROSS AND COMPANY, Counsel



*Herald Building, Calgary, Alberta
where our Supervisor has his office*



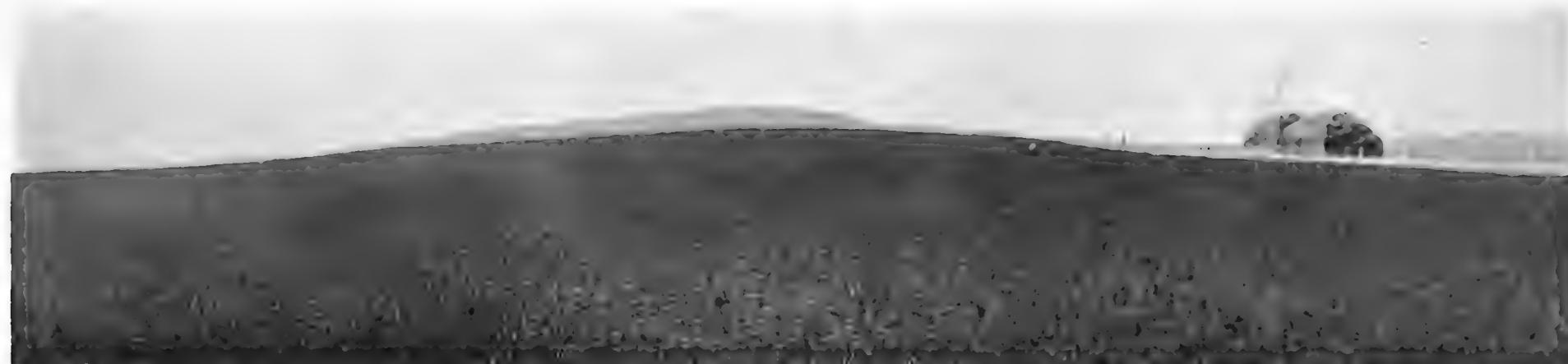
Top: Scene on Farm securing one of our \$5.00 an acre loans, No. 1009, Delburne District, Alberta.

Middle: The Old and the New; Five years progress on the above security typified by the log cabin and the new frame house.

Bottom: Second crop in one year of fall rye on the Farm securing our loan No. 751, High River District, Alberta



Pure Bred Ayrshires in the Red Deer District, Alberta



Top: Alfalfa on Bar-U Ranch, High River District, Alberta

*Middle: Hogs and grain on the Farm securing our Loan No. 938, Delburne District
Bottom: 3 tons of timothy to the acre, West of Red Deer, Alberta*



Scene on Farm securing our Loan No. 947, Red Deer District, Alberta



HE Purchaser of one of the Company's Alberta farm mortgages becomes the owner of a first mortgage which the Provincial Government has guaranteed to be a First Lien upon the land described therein. This guarantee is shown by a "Certificate of Charge," attached to the mortgage itself under the seal of the official registrar having such matters in charge.

THE MORTGAGE—The form, used for the sake of convenience, embraces in one paper four distinct features, as known to mortgage lenders, and ordinarily covered by four separate papers.

- a. *The Promise to Pay.* There is no separate bond or coupon note.
- b. The usual *Mortgage Covenants*, and additional clauses for the protection of the Mortgagee, not found in the usual mortgage.
- c. *Certificate of Charge.* The Guarantee of the Provincial Government, under the signature and seal of the Registrar

of Land Titles, that the mortgage is a first lien on the land therein described.

- d. *The Affidavit of Possession.* This affidavit is taken in conjunction with the signed statements of the Mortgagor in his application.

The other affidavits are taken in connection with the provisions of the Dower Act.

THE ABSTRACT OF THE CERTIFICATE OF TITLE—The only abstract required, since, under the Torrens System of Land Titles universally in force in Alberta, the Certificate of Title incontestably evidences the Title of the holder and no history of title is required.

THE TRANSFER (OR ASSIGNMENT) OF THE MORTGAGE TO THE PURCHASER BY THE COMPANY—This is in duplicate. If presented for registry, the registrar would retain one copy and return the other to the Purchaser. The Company will procure the registration of transfers of all mortgages which it sells, free of cost.

to the Purchasers, if they so desire, but calls attention to the fact that under their new form of transfer (approved by the Registrar), allowing the transfers to remain unregistered has the following advantages:

- a. There is *no public record* of change in the ownership of the mortgage.
- b. *Convenient* re-transfer or discharge of the mortgage by the Company on informal request of the owner can be made at any time through the Company, without expense, delay or legal formality, as provided by a special clause in the transfer. This is especially advantageous in case of the death of the holder and the necessary transfer of his interest to his legal successors.
- c. The *holder* is *protected* against the fraudulent registration of a transfer or discharge, without his knowledge, by the ruling of the Registrar that no document dealing with a mortgage will be registered unless accompanied by the "Certificate of Charge," which is endorsed on the mortgage, and of necessity always is in the possession of the owner. The Registrar can, under the Law, waive this restriction only on satisfactory evidence that the "Certificate of Charge" has been lost which, in our mortgages, is impossible, unless the mortgage itself is lost because such certificate is endorsed in the mortgage.

The above are the only essential documents of a farm mortgage in Alberta, but as additional safeguards, there are furnished with the mortgages negotiated by the ASSOCIATED MORTGAGE INVESTORS, the following papers:

THE SOLICITOR'S CERTIFICATE—All mortgages are prepared and registered by Attorneys (or Solicitors) for the Company in Alberta, and a certificate is supplied by them to the effect that the title is sufficient for the purposes of the lender and that the mortgage has been legally registered.

THE INSURANCE POLICY—Where there are insurable buildings on the property securing a mortgage, the Purchaser, as Mortgagee,

is protected by insurance to the full insurable value, which is duly assigned to him. By special Agreement with the Insurance Company, the policy need not be endorsed to the Purchaser, but carries all rights of the insured, nevertheless.

The papers above described constitute the investor's security, and possession of them enables him to deal as he chooses with the mortgage. If the Purchaser of mortgages negotiated by the Company prefers himself for any reason to assume all responsibility for the management of the security, the Company will sell its mortgages without recourse to or agreement of any kind by the Company.

The Company recognizes, however, the fact that many investors in mortgages prefer to avoid the trouble of collecting their interest, etc., and desiring to protect its clients from annoyances or inconvenience will, without extra charge, enter into an

AGREEMENT—With the Purchaser to care for the Investment in his behalf throughout its term.

This Agreement provides, briefly, that the Purchaser of one of the Company's mortgages shall receive the interest on the date due, in New York or other par funds, and that he shall be saved harmless from any loss on account of title, priority of his lien, sufficiency of the papers, unpaid taxes or insurance premiums throughout the term of the loan. If the mortgagor defaults, the Company will take the necessary steps to enforce the mortgage without cost to the Purchaser.

The Form of all papers has been approved by the Company's Counsel, in Rochester and Alberta, and by Special Counsel in New York City.

Alberta Farm Mortgages negotiated by the Associated Mortgage Investors have all the convenience of a Registered Bond, with no coupons to clip and no Income Tax Certificate to file.

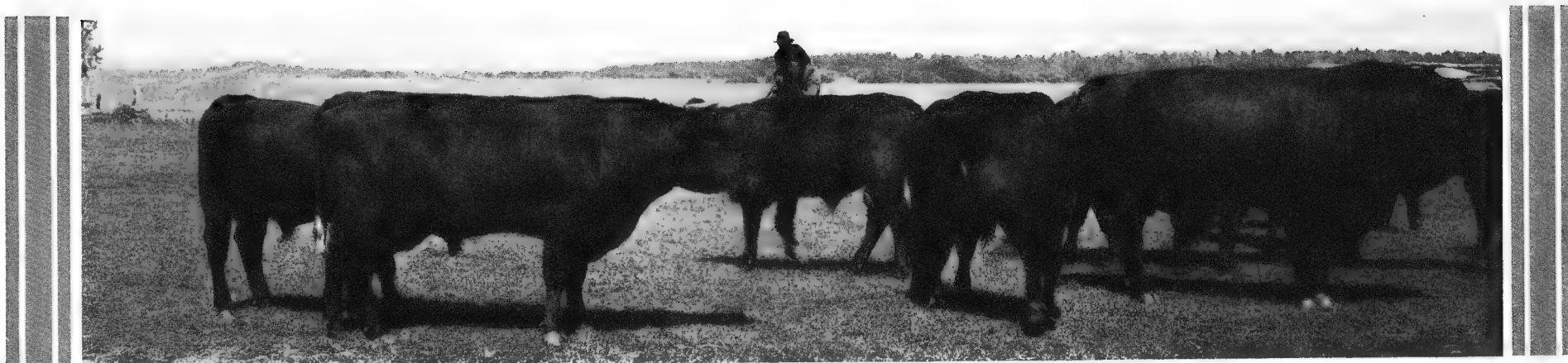


Top: Residence on Round-T Ranch, High River District, in which our Treasurer is interested. 50 tons of natural prairie hay on Round-T Ranch

Bottom: Ranch scenes in Southern Alberta



Rosalind of Old Basing, for many years Champion Jersey of the British Empire, owned in Red Deer District, Alberta



Angus Cattle in Red Deer District, Alberta

The Investment Service of the Associated Mortgage Investors

TO THE LARGE INVESTOR, The Company offers mortgages in blocks of \$5000 to \$100,000 or more, completed with the Company's own funds, ready for immediate delivery. Under this Company's system, no investment can be more convenient than such mortgages. There are no coupons to clip, interest is received by the investor in a single New York check, requiring no receipt or acknowledgement, and at maturity, the Company attends to reinvestment or collection of the proceeds without attention on the part of the investor except to approve reinvestments, and without lapse of interest, whether the investment be for five years, twenty-five years, or longer.

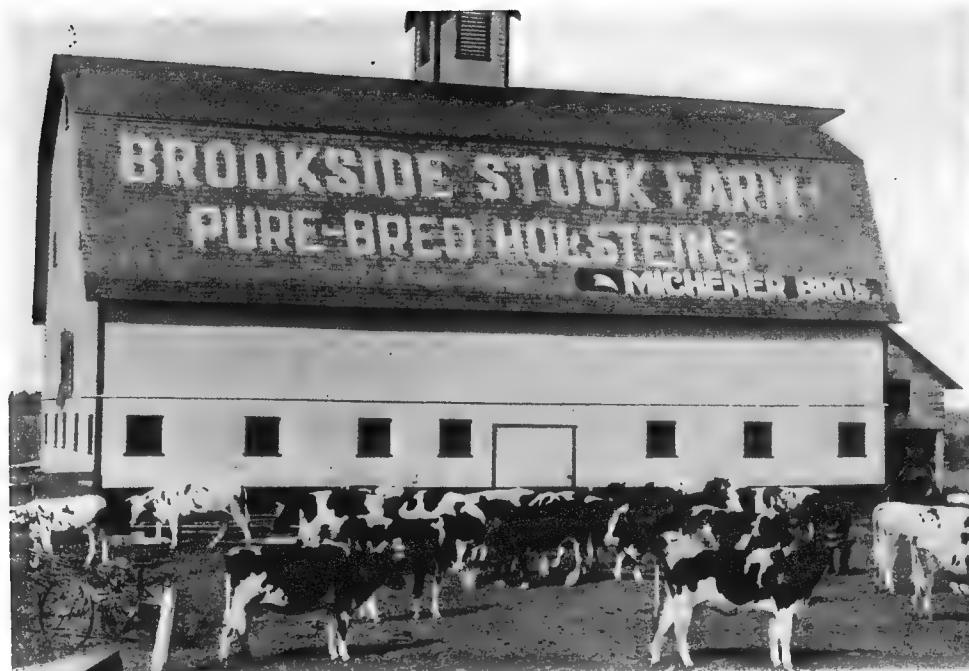
TO THE SMALL INVESTOR, The Company offers individual mortgages as small as \$300.00, and will also sell mortgages on the partial payment plan, allowing interest at 6% on sums paid in on account.

TO THE INVESTOR SEEKING A REGULAR INCOME, EACH MONTH IN THE YEAR, the Company offers mortgages in blocks of \$5000, \$10,000 and upwards, so diversified as to interest dates, that the income is payable in approximately equal monthly installments. This service is particularly appreciated by those dependent for their support on income from invested funds, and, too, by those who wish to give regular income to children or other beneficiaries.



*Left: Pure Bred Shorthorns of Alberta breeding
Right: One of Alberta's pure bred sheep flocks
Bottom: Hogs in the yards of an Alberta packing house*





Pure Bred Holsteins, Red Deer District

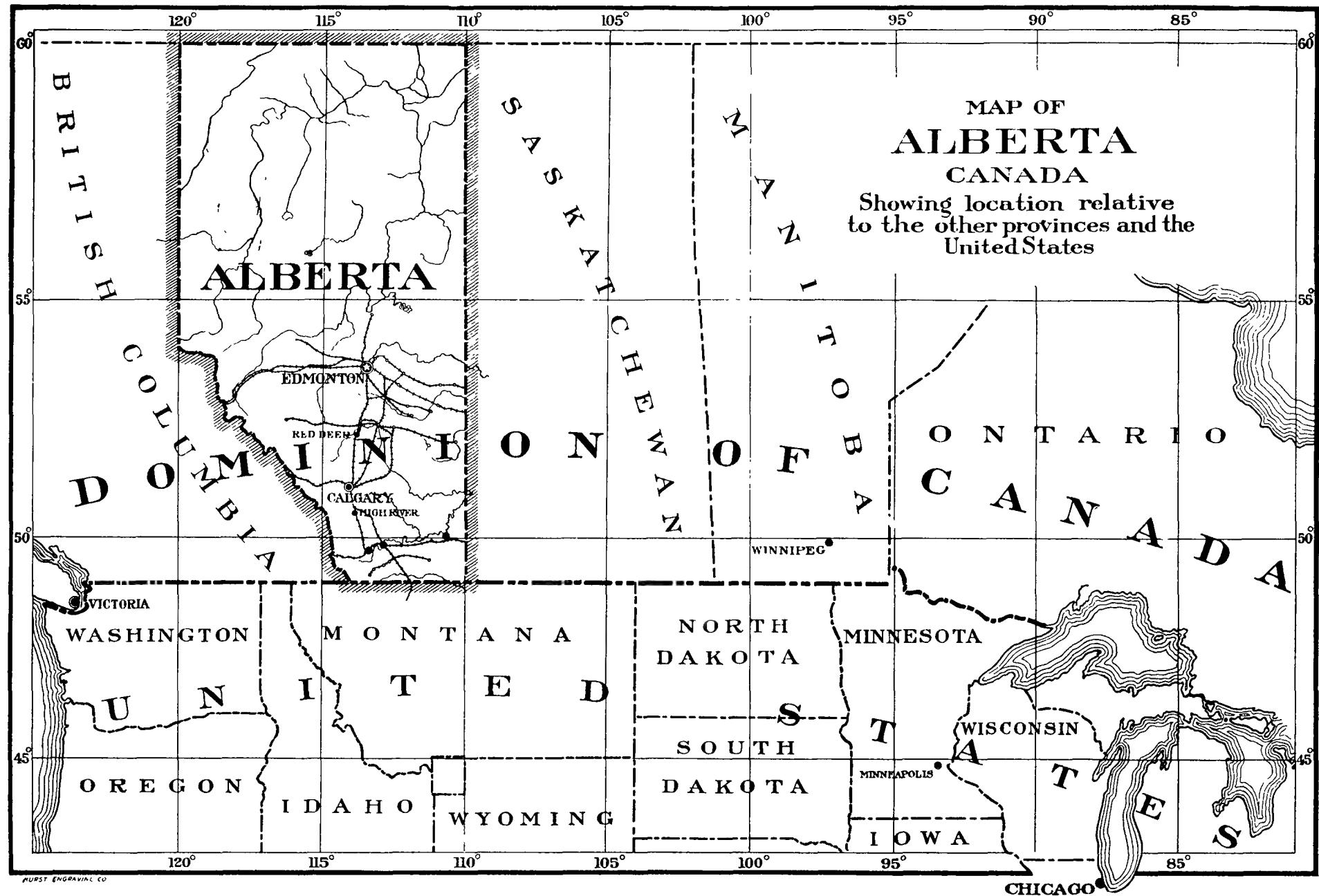
The Red Deer District is the leading dairying section of Western Canada as well as of Alberta



Pure Bred Jerseys, Red Deer District

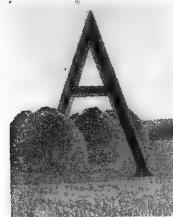
Convertibility

THE COMPANY makes a practice of repurchasing, on request, mortgages on which its clients wish to realize, charging merely a nominal brokerage for this valuable service. The Company will also, as a general practice, loan on mortgages purchased from it, the full face value of such mortgages. This service is purely for the convenience of the Company's clients and to meet emergencies. It is not intended as an invitation to purchase the Company's mortgages as a short term investment.





A timothy field near Leslieville, Alberta



ALBERTA is the chief loaning field of the Associated Mortgage Investors.

Alberta is the westernmost of the three great Prairie Provinces of Canada, lying between British Columbia on the West and Saskatchewan on the East. It extends from the International Boundary, (49th degree) where it borders Montana, to the 60th degree of latitude, which is the Southern boundary of the Yukon and Northwest Territories.

Alberta contains 253,540 square miles, or 162,000,000 acres,—more than the combined area of the states of Washington, Oregon and Idaho, and exceeding in size all the states except Texas.

Alberta has 100,000,000 acres of tillable land—double the entire wheat acreage of the United States and equal to the entire corn acreage of the United States.

Alberta, with less than 4,000,000 acres of this land in cultivation in 1915,—1/25 of its total tillable area—produced farm wealth in 1916 exceeding \$175,000,000—approximately \$3000 for every family of 5 of the farming population.

Alberta

Alberta is a country of varied topography and character. Southern Alberta is an open undulating plateau, similar in aspect to North Dakota, but with a soil as fertile as Iowa's, and with fine natural grasses and good water. Central Alberta is more like Minnesota and Wisconsin in appearance, with open prairie stretches interspersed with clumps of trees and shrubbery, abundantly watered by rivers, creeks, springs and numberless lakes. No more fertile soil is to be found in the world. It is a country of luxuriant natural grasses and wild flowers, and of beautiful landscapes. Northern Alberta, for the most part unexplored, yet is known to contain vast reaches of fertile soil, and to be climatically adapted to the same crops as the more southerly portion. Alberta can only be seen and appreciated by leaving the main east and west lines of the transcontinental railways, and traveling north and south between Lethbridge and Edmonton.

Alberta produced in 1915 the highest average yield of wheat per acre (36.16 bushels) in the history of the American continent, but is not a one crop country; a fact demonstrated by the tables on the following pages.

Alberta - *Continued*

Summary of the Acreage and Yields of the Leading Grains During the Last Ten Years

	Year	Crop Area in acres	Total Yield in bushels	Average Yield per acre	Average Yield		Year	Crop Area in acres	Total Yield in bushels	Average Yield per acre	Average Yield
Spring Wheat	1915	1,637,122	58,830,704	35.93		Flax	1915	41,243	569,762	13.57	
	1914	989,561	15,102,083	15.26			1914	41,656	207,115	4.97	
	1913	1,043,114	20,360,104	19.51			1913	96,445	799,653	8.29	
	1912	957,874	17,434,774	18.20	20.16		1912	112,776	1,196,416	10.60	
	1911	757,493	15,730,238	20.75			1911	16,549	153,908	9.30	8.68
	1910	450,493	5,697,956	12.85			1910	15,271	46,155	3.02	
	1909	324,472	6,155,455	18.97			1909	12,479	131,531	10.54	
	1908	212,677	4,001,504	18.81			1908	9,262	73,762	7.96	
	1907	123,935	2,261,610	18.25			1907	6,488	50,002	7.87	
	1906	115,502	2,664,661	23.07			1906	3,647	38,491	10.65	
Winter Wheat	1915	31,954	1,257,985	39.37		Rye	1915	12,067	291,399	24.14	
	1914	49,930	837,204	16.77			1914	14,623	261,843	17.90	
	1913	83,719	1,250,129	14.93			1913	17,452	370,661	21.24	
	1912	120,811	2,395,875	19.83			1912	2,493	54,119	21.70	
	1911	182,671	4,336,749	23.74	22.40		1911	2,190	38,722	17.68	19.32
	1910	142,467	2,206,564	15.48			1910	1,522	28,306	18.60	
	1909	102,167	2,312,344	22.63			1909	1,592	25,801	16.20	
	1908	104,956	3,093,422	29.47			1908	1,250	22,625	18.10	
	1907	83,965	1,932,925	20.66			1907	591	10,595	17.91	
	1906	61,625	1,301,359	21.11			1906	1,139	22,462	19.70	
Oats	1915	1,570,596	90,582,694	57.66		Speltz	1915	1,194	38,752	32.45	
	1914	1,147,382	34,597,117	30.15			1914	2,025	42,707	21.09	
	1913	1,221,450	44,078,325	36.09			1913	3,625	70,998	19.59	
	1912	971,969	37,085,234	38.15			1912	774	11,528	14.89	
	1911	669,827	27,604,993	41.21	36.99		1911	203	5,337	26.29	21.89
	1910	492,589	12,158,530	24.68			1910	18	164	9.11	
	1909	693,901	24,819,661	35.76			1909	269	6,369	23.67	
	1908	431,145	15,922,974	36.93			1908	484	9,697	20.03	
	1907	307,093	9,247,914	30.11			1907	151	3,346	22.15	
	1906	335,728	13,136,913	39.12			1906	385	11,423	29.67	
Barley	1915	374,062	12,761,187	34.11		Year			Total Crop Area	Total Yield of Grain	
	1914	340,992	7,847,640	23.01			1915	.	3,668,238	164,332,483	
	1913	333,462	8,645,812	25.92			1914	.	2,586,169	58,895,709	
	1912	225,055	6,287,112	27.94			1913	.	2,799,267	75,575,682	
	1911	103,302	3,037,584	29.41	26.60		1912	.	2,391,752	64,465,058	
	1910	90,901	1,889,509	20.79			1911	.	1,732,648	50,907,531	
	1909	107,764	3,310,332	30.72			1910	.	1,193,261	22,027,184	
	1908	77,876	1,949,164	25.03			1909	.	1,242,644	36,761,493	
	1907	54,698	1,082,460	19.78			1908	.	837,641	25,073,147	
	1906	73,588	2,157,957	29.32			1907	.	576,821	14,588,852	
							1906	.	591,614	19,333,266	

Alberta—*Continued*
Yield and Value of Agricultural Products, 1916

Particularly significant, however, was the 1916 yield in Alberta—a year when the grain crop of the rest of the Northwest was short or a failure. The 1916 crop, by official estimate, yielded:

	Acreage	Bushels	Yield Per Acre	Price	Revenue
Wheat, Spring	1,439,800	40,500,000	28	\$1.75	\$70,875,000.00
Wheat, Winter	40,000	1,000,000	30	1.75	1,750,000.00
Oats	1,500,000	72,000,000	45	.55	39,600,000.00
Barley	297,000	9,000,000	30	1.00	9,000,000.00
Flax	45,000	585,000	13	2.50	1,462,500.00
Rye	10,000	250,000	25	.90	225,000.00
Speltz	2,000	64,500	32	.70	45,150.00
Hay	115,000	230,000	2 tons	15.00	3,450,000.00
Potatoes	50,000	10,000,000	200 bu.	.60	6,000,000.00
Turnips	16,000	3,000,000	200 bu.	.25	750,000.00
Carrots	5,000	1,000,000	200 bu.	.35	350,000.00
Animals slaughtered and sold					23,000,000.00
Dairy products					12,500,000.00
Wool clip (1,750,000 lbs.)					560,000.00
Game and Furs					2,000,000.00
Horticultural					160,000.00
Poultry					3,000,000.00
1916					\$174,727,650.00
1915					135,677,140.90

INCREASE **\$ 39,050,509.10**

Livestock	Number	Price	Value in Dollars
Horses	621,200	\$100.00	\$ 62,120,000.00
Swine	440,310	10.00	4,403,100.00
Sheep	539,100	5.00	2,695,500.00
Dairy Cows	215,033	60.00	12,901,980.00
Other Cows	179,200	45.00	8,064,000.00
Beef cattle	209,615	55.00	11,528,825.00
Other cattle	546,176	30.00	16,385,280.00
1916			\$118,098,685.00
1915			110,625,000.00

INCREASE **\$ 7,473,685.00**

Total Increase in One Year **\$ 46,524,194.10**

C. S. Noble, of Nobleford, Alberta, made a world's record for wheat raising in 1916, producing 53,500 bushels on 1000 acres.

In spite of its prolific production of grain and other crops, Alberta is, nevertheless, primarily a stock-raising and dairying country, and as such, is unsurpassed on the American continent for the type, size, weight and health of its animals, and for its natural facilities for production—feed, water, shelter, etc. Alberta cattle frequently top the Chicago market, Alberta horses have an international reputation and market, Alberta hogs are shipped in quantity to Seattle and Tacoma on the Pacific Coast, to Chicago and to Eastern Canada, Alberta butter sells at top prices for the British Columbia and Oriental trade, and won first prize for creamy butter in 1916 at the Canadian National Exhibition at Toronto. At the same time, the packing industry of Alberta is growing steadily, the two leading packing establishments being the Swift Canadian at Edmonton, and P. Burns and Company at Calgary and Edmonton, each with a several million dollar investment.



Top: Flower border at the Dominion Experiment Farm, Lacombe, Alberta

Bottom: The stock barns and creamery on the farm

Middle: A vegetable plot on the same farm



Fodder corn on the Dominion Experiment Farm at Medicine Hat, Alberta

Alberta—*Continued*
Statement of Live Stock in the Province

Live stock values in Alberta increased \$7,000,000 in 1916, and the steady growth of the industry is shown by the following tables of the number of head of animals in each year from 1910 to 1916 inclusive:—

1910—Horses	254,197	1914—Horses	609,125
Cows	94,671	Swine	750,789
Beef Cattle	133,066	Sheep	501,188
Other Horned Cattle	444,972	Dairy Cows	192,903
Swine	171,357	Other Cows	165,035
Sheep	155,301	Beef Cattle	190,923
		Other Cattle	533,020
1911—Horses	365,296	1915—Horses	620,000
Cows	156,760	Swine	400,000
Beef Cattle	130,744	Sheep	525,000
All other Cattle	460,156	Dairy Cows	210,000
Swine	283,309	Other Cows	175,000
Sheep	182,787	Beef Cattle	200,000
		Other Cattle	540,000
1912—Horses	577,571	1916—Horses	621,200
Swine	536,915	Swine	440,310
Sheep	366,946	Sheep	539,100
Dairy Cows	164,989	Dairy Cows	215,033
Other Cows	142,243	Other Cows	179,200
Beef Cattle	161,985	Beef Cattle	207,615
Other Cattle	475,347	Other Cattle	546,176
1913—Horses	580,120		
Swine	607,202		
Sheep	417,657		
Dairy Cows	175,367		
Other Cows	150,032		
Beef Cattle	178,112		
Other Cattle	497,370		

Dairy Production in Alberta

1898—\$ 32,868.63 gross value (butter only)

1905— 173,671.40 gross value (butter only)

1914— 10,500,000.00 gross value (including milk and cheese)

1916— 12,500,000.00 gross value (including milk and cheese)

Edmonton, Alberta has the largest butter manufactory in Canada

Alberta—Continued

Alberta has 4566 miles of railways, (1916).

Alberta has 16,780 wire miles of long distance telephones and 32,322 wire miles of rural or farmers' lines.

Alberta has 5471 miles of free rural mail delivery routes.

Alberta has 2,138 rural schools, 5 Provincial Agricultural schools, 2 Dominion Experimental Farms, a Provincial University, 2 Normal schools.

Alberta, on the basis of 1916 census, has one city of 56,000 population, another of 53,000 population; two of 10,000 each; and 145 other towns and villages. The total population of the Province is about 500,000.

Alberta is a country of varied resources:

- a. Has 14 per cent of the world's known supply of coal or 71,000,000,000 tons. Mined 15,000,000 tons in 1912-1915.
- b. Has natural gas and probably petroleum in commercial quantities. Present flow of gas 178,000,000 cubic feet per day from 18 wells only. A well at Bow Island, Alberta, flows 8,000,000 cubic feet per day.
- c. Has 1,600,000 h. p. of waterpower, with 33,305 h. p. developed.

d. Has a considerable supply of timber and in 1915 produced 50,000,000 board feet, not including cut by farmers, and other non-commercial users.

Alberta produced \$45,560,187.00 of mineral wealth in the years 1910-1914, made up chiefly of coal, building stone, cement materials and clays. There is a remarkable bed of asphaltic sandstone, the largest asphaltic exposure in the world, on the Athabasca River, not yet commercially available.

Alberta has probably the lowest taxes on farm lands on the Continent in proportion to real value.

Alberta has one of the healthiest climates of any farming community on the Continent.

Alberta has a sturdy, enterprising, industrious farming population, made up of the Northern races—Americans, Eastern Canadians, English, Scotch, Scandinavians, Danes, Finns, etc.

Alberta has unusual facilities for the recreation and comfort of its citizens—good hunting and fishing—the great Canadian Rockies and National Parks directly on the west—boating and swimming in its many rivers. There were 10,000 automobiles licensed in Alberta in 1916.

Alberta—Continued

Rainfall in Alberta

	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915
Edmonton	*13.48	16.62	17.89	14.30	14.43	20.67	20.18	19.55	25.29	18.64
Lacombe		*18.52	*15.33	8.01	13.28	21.44	21.83	*4.74	18.29	*17.22
Didsbury	22.07	*27.11	*21.89	20.99	*17.48	23.35	22.02	19.81	17.35	28.33
Calgary	16.24	14.96	18.25	16.03	12.03	19.99	*20.14	17.38	17.71	18.24
Medicine Hat	11.62	*6.96	*9.67	9.80	6.45	*16.04	*9.78	*12.65	12.17	16.13
Lethbridge		*13.97	10.36	*7.41	21.19	13.21	14.17	17.58	17.40	
(experimental farm)										

*Incomplete

From the above table it will be noted that parts of Southern Alberta are, in certain years, distinctly dry farming areas. In these we do not loan, although they have a great record for grain production. We prefer the Central parts of the Province from a point about 60 miles south of Calgary northward to include the Edmonton district. These sections have never had a failure from drought or any other cause, and are in no sense dry farming areas, in the character of their vegetation or the requirements of successful farming.

Temperatures in Alberta

To illustrate the temperature prevailing in every month of the year, and over a long term of years, we give below maximum and minimum temperatures at Calgary for every month in every year since 1908.

Maximum and Minimum Temperatures at Calgary, Alberta
—Every Month in Every Year Since 1908

	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1909—Maximum	48.0	46.0	58.0	61.0	76.0	82.0	84.0	84.5	84.0	72.0	56.0	50.0
Minimum	-44.0	-35.0	3.0	10.0	22.0	36.0	41.0	33.0	31.0	19.0	-12.0	-23.0
1910—Maximum	50.0	49.0	67.0	84.0	80.0	87.0	92.0	84.0	80.0	76.0	55.0	53.0
Minimum	-16.0	-32.0	10.0	20.0	18.0	30.0	35.0	30.0	18.0	12.0	11.0	-13.0

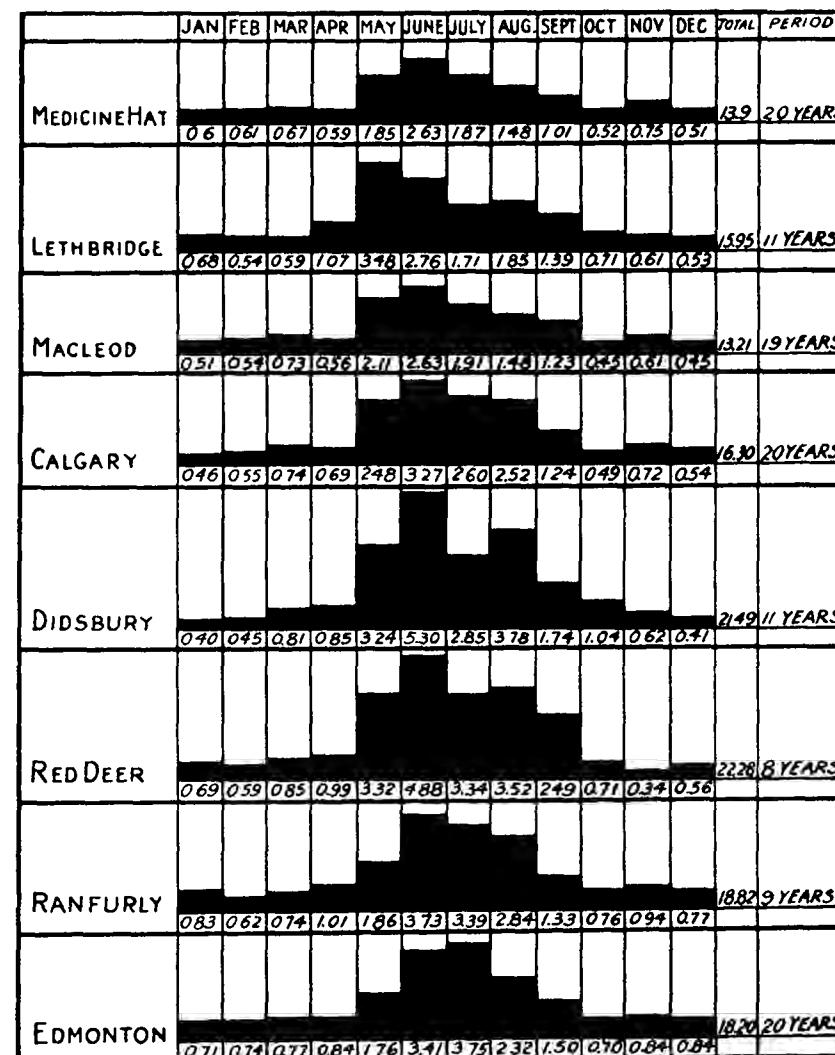


Chart showing rainfall for 20 years, and the heavy precipitation in the growing season—
Reproduced by Courtesy of Canadian Bank of Commerce



A typical small lake in Central Alberta. The country is dotted with them.

Alberta—Continued

Maximum and Minimum Temperatures at Calgary—Continued

	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1911—Maximum	46.0	44.0	64.0	74.0	83.0	82.0	88.0	78.0	80.0	74.0	51.0	50.0
Minimum	-44.0	-22.0	10.0	-13.0	26.0	36.0	33.0	33.0	18.0	14.0	-21.0	-30.0
1912—Maximum	48.0	49.0	60.0	65.0	82.0	90.0	79.0	82.0	72.0	70.0	.....	51.0
Minimum	-30.0	-7.0	-16.0	14.0	28.0	29.0	33.0	30.0	25.0	15.0	.....	0.0
1913—Maximum	52.0	57.0	56.0	80.0	80.0	84.0	87.0	90.0	84.0	85.0	60.0	54.0
Minimum	-28.0	-18.0	-13.0	19.0	19.0	38.0	38.0	38.0	30.0	11.0	3.0	-2.0
1914—Maximum	56.0	55.0	67.0	72.0	82.0	89.0	94.0	96.0	82.0	76.0	58.0	38.0
Minimum	-26.0	-29.0	-18.0	16.0	22.0	31.0	42.0	36.0	30.0	22.0	-10.0	-10.0
1915—Maximum	47.0	46.0	66.0	77.0	78.0	78.0	81.0	88.0	82.0	76.0	55.0	51.0
Minimum	-24.0	.0	4.0	24.0	31.0	35.0	38.0	46.0	24.0	26.0	0.0	-9.0

Hours of Sunshine Recorded for 1915

Station	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Edmonton . .	95	133	167	247	213	224	254	330	179	153	127	83
Lethbridge . .	112	126	165	229	230	226	290	334	161	180	141	96
Lacombe . .	70	110	165	215	130	.....	242	299	170	145	121	83
Medicine Hat . .	94	131	180	261	231	247	304	335	159	185	119	87
Fort Dunvegan . .	27	53	99	109	147	.....	215	.....	.....	.....	82	122
Fort Vermilion . .	57	.....	.....	252	356	325	305	173	98	90	61	

A careful study of conditions in Alberta, from the meteorological standpoint, must lead to the conclusion that it is a section greatly favored both for growing of crops and for residence.

Damage from hail is usually a serious problem in northern agricultural countries. Alberta has its share of hail in common with the Northwestern States. Hail storms are sporadic in occurrence, however, and the farmer is usually protected by insurance furnished by the Government at a nominal rate, or by private companies. The cold season of 1907 was one of the worst seasons for hail in that decade, but only 2½% of the total area under crop in the Province was at all damaged by hail.

Although in common with all prairie countries, Alberta is subject to wind storms, they never are violent enough to be termed either cyclones or tornadoes and never do serious damage to either buildings or growing grain. Alberta has never suffered from the hot winds which blighted the Central States for many years during the early days. Most of the days are clear and with a bracing atmosphere due to the altitude. The nights in summer are cool. Cold weather and snow in the winter season are often dissipated by warm, dry winds known as the "Chinooks," which have their origin on the Pacific Coast, under the influence of the Japan Current.



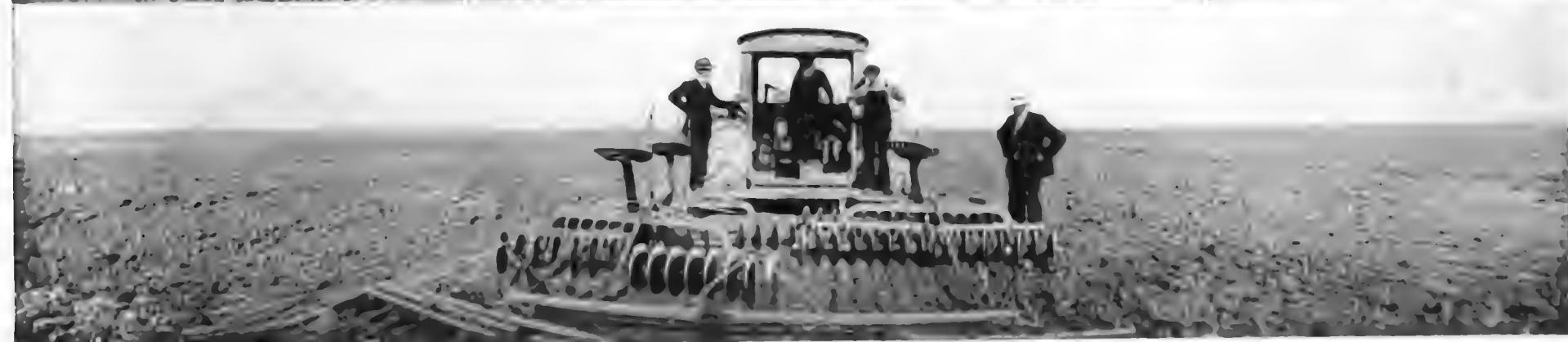
Every farmhouse in Alberta may have such a lawn and flower gardens. A scene in the Edmonton District

Alberta—Continued

THE question of early or summer frosts is more serious than that of rainfall, and it is worth while to give full consideration to the defects of the country as well as its advantages. For example, the grain crops of 1907—the worst year for frost on record—were affected to a greater or less extent by frosts in early September, the amount of damage depending entirely on the stage of growth and the district in which the fields were located. Districts where the soil was mixed with a certain amount of sand so that the crops matured quickly were less generally affected than districts where the soil was heavy. The writer made special effort to discover whether there was any essential reason why damage from frosts at this season could not be avoided. He found many fields from which he obtained perfect samples of grain and was assured by the owners of these fields that, provided

plowing and planting were done in the proper season and the proper varieties of grain planted, there was no reason why, in the most unfavorable season, there should be much damage from frost. Since that date, too, earlier ripening varieties of grains have come into general use, with the result that there has been very little general damage from frost since 1911.

It is to be further remembered that as the area of cultivated land is increased the danger from early frosts diminishes. Many will remember when Illinois was considered the northernmost wheat district. Parts of Manitoba, North Dakota, Minnesota and other famous grain producing districts, which now never suffer from early frosts, were many times, during the early days, "Frozen out." The tendency of agriculture is constantly northward, and Alberta, in passing through this process, has not had a small part of the trouble of other pioneer countries.



*Top: This Company's Treasurer examining wheat on his farm at Vulcan, Alberta
Bottom: A gasoline tractor at work on our Treasurer's farm at Vulcan, Alberta*

Middle: An oat field in Southern Alberta



Alberta vegetables are unsurpassed in yield, size and flavor

The Producing Value of Alberta Lands as Compared with Those of the United States

The 1916 Statistics of the United States Department of Agriculture and of the Department of Agriculture of the Province of Alberta are the basis of the following comparisons:

Average Production per Acre for 1916

(Based on values of 13 leading crops in each of the States and of 11 leading crops in Alberta)

The States chosen led the United States in Production in 1916 in the order named.

Texas	\$25.34 per acre
Iowa	23.67 per acre
Illinois	21.57 per acre
Nebraska	22.24 per acre
Georgia	20.83 per acre
Alberta	<hr/> \$37.87 per acre

Alberta produced 50% more per acre in 1916 than any one of the States named.

Total Production for 1916

(Based on same group of crops)

For this comparison Western States more or less in Alberta's class as to age and agricultural development have been selected, although it is doubtful if Alberta's agricultural population equals that of any of them except Idaho.

California	\$127,684,000.
Washington	105,739,000.
Montana	90,791,000.
Colorado	66,001,000.
Idaho	63,114,000.
Utah	32,143,000.
Alberta	<hr/> \$133,507,650.

The value of Alberta's livestock production for 1916 would add to the above figures
\$41,220,000.

God might have bade the earth bring forth
Enough for great and small
The oak tree and the cedar tree
Without a flower at all

We might have had enough, enough
For every want of ours,
For luxury, medicine and toil,
And yet have had no flowers.

Then wherefore, wherefore were they made,
All dyed with rainbow-light,
And fashioned with supremest grace
Upspringing day and night:—



Some of the simplest homes in Alberta have the finest floral displays



A glimpse of the Valley of the Saskatchewan, from the grounds of an Edmonton, Alberta, residence.

Springing in valleys green and low,
And on the mountain high,
And in the silent wilderness
Where no man passes by?

Our outward life requires them not—
Then wherefore had they birth?
To minister delight to man,
To beautify the earth;

To comfort man,—to whisper hope,
Whene'er his faith is dim,
For who so careth for the flowers
Will care much more for him.

—*Mary Howitt*



Views of the Hotel Macdonald at Edmonton, Alberta. (Owned by Grand Trunk Pacific Ry. Co.)



The City Park and Station at Red Deer, Alberta. A typical small city of homes in the Province. Coal trestle and lumber mill in background



A Home in Red Deer, Alberta



Central Alberta is a country of Lakes and Streams. The shooting and fishing attract sportsmen from all over the Continent



A bit of pastoral scenery in the Red Deer District, Alberta

Alberta Approved as a Loan Field by other Companies

The following companies, in addition to the Associated Mortgage Investors, Inc., have over \$1,000,000 each, invested in Alberta Farm Mortgages. Figures are for 1916:

Credit Foncier Franco-Canadian Company, France.....	\$4,251,712.53
Colonial Investment and Loan Company, England.....	1,061,895.73
Canada Life Assurance Company.....	6,660,143.69
Canadian Permanent Mortgage Corp., Toronto.....	2,993,481.88
McDougall and Secord, Limited.....	3,902,463.84
Northern Trusts Company, Winnipeg.....	1,759,855.48
National Trust Company, Toronto.....	2,648,876.83
Great West Life Assurance Company.....	2,639,417.97
Imperial Life Assurance Company.....	1,518,763.15
Manufacturers Life Insurance Company.....	2,586,617.42
Mutual Life Assurance Company of Canada.....	1,108,958.25
Sun Life Assurance Company of Canada.....	1,020,516.58

Among important companies more recently established in the Province and loaning large amounts on farm mortgages, are the following:

Investment Corporation of Canada, Limited.....	\$ 815,664.73
Mortgage Company of Canada, France.....	969,372.00
Netherlands Trans-Atlantic Mortgage Co., Holland.....	743,806.00
North of Scotland Canadian Mortgage Co., Scotland.....	844,928.19
Trust and Loan Company of Canada.....	385,286.45
Toronto General Trusts Corporation, Toronto.....	630,069.89
Union Trust Company, Toronto.....	549,970.63
Excelsior Life Insurance Company.....	744,585.35
North American Life Assurance Co.....	870,962.66



A business street in Calgary, Alberta



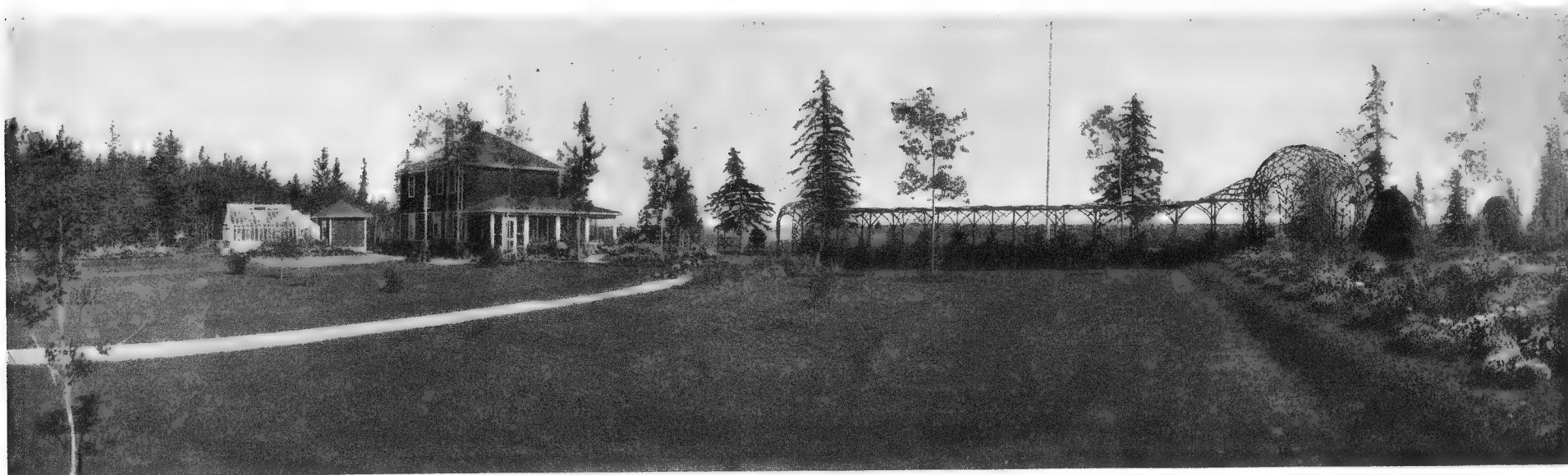
The Palliser Hotel, Calgary, Alberta

The Hudson's Bay Store, Calgary, Alberta

The Imperial Bank, Calgary, Alberta



Scenes on the Farm securing our Loan No. 947, Red Deer District



An Edmonton, Alberta, residence

Ten Reasons Why Investors Prefer Alberta Farm Mortgages Negotiated by the Associated Mortgage Investors

1. Each carries the far-reaching Agreement of this Company, relieving the investor of care and protecting him against loss.
2. All Titles are guaranteed by Government under Torrens System.
3. Mortgage is guaranteed by Government to be a first lien on the security.
4. Form and execution of all papers approved by the Government Registrar.
5. No pre-payment privilege as a rule—loans run for uniform period of five years.
6. Interest is payable semi-annually, and loans can be purchased to yield interest at any time of year desired.
7. Alberta laws favor lender. Procedure in foreclosure is in hands of judges appointed for life by Government. Cases are not in the hands of local juries.
8. Prevalence in Alberta of mixed farming assures increase of land values and permanence of soil fertility.
9. Loans not over $33\frac{1}{3}\%$ of value of security.
10. Papers are more convenient than in farm mortgages carrying coupon notes or based on other than Torrens System of land registration. There is no Abstract of Title to search and there are no interest coupons to clip.



Left: One of the buildings of the University of Alberta

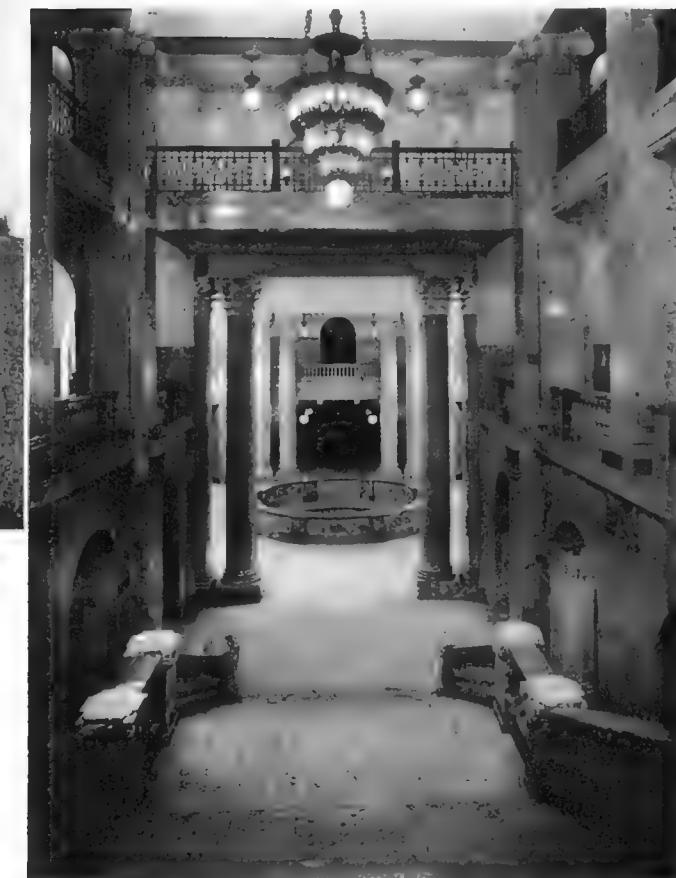
Upper right: A type of the buildings used by the five district Agricultural Schools maintained by the Province of Alberta

Lower right: Another College building at Edmonton





The Capitol Building of Alberta at Edmonton



The Province of Alberta was created a separate state in 1905. The administration of its affairs is in the hands of a Lieutenant-Governor, appointed for five years, by the Dominion Government, and of a Legislature, Premier and Cabinet responsible to the electorate of the Province.



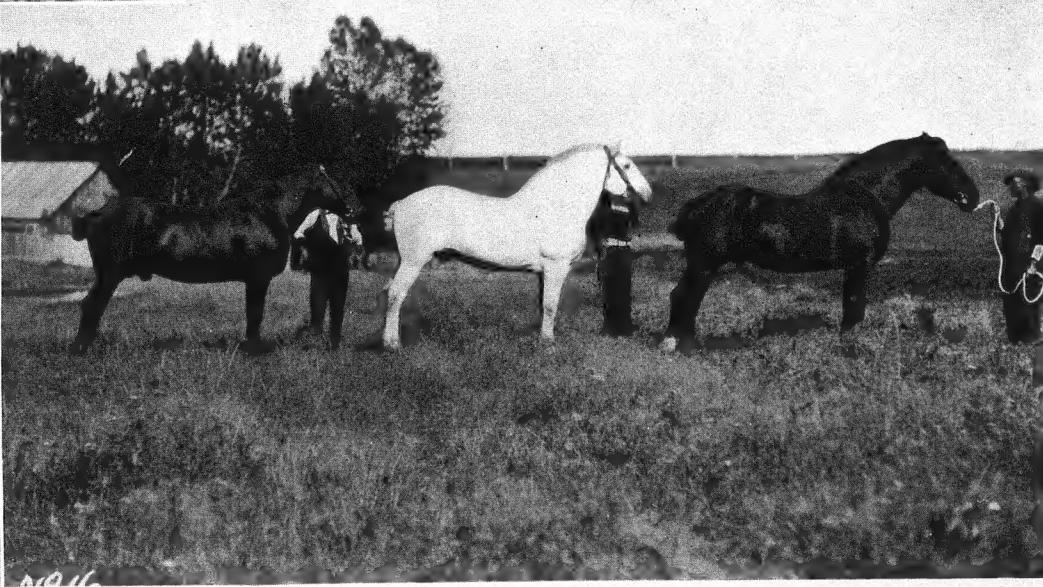
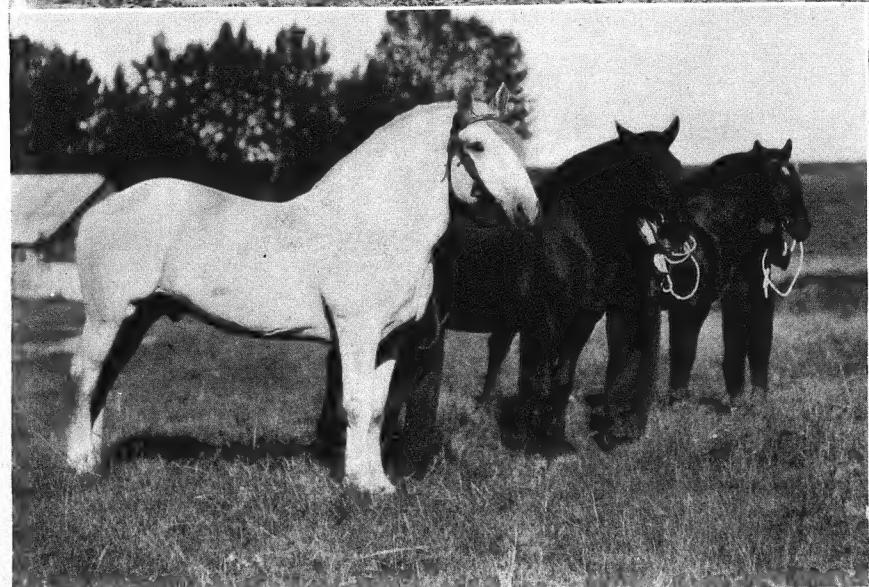
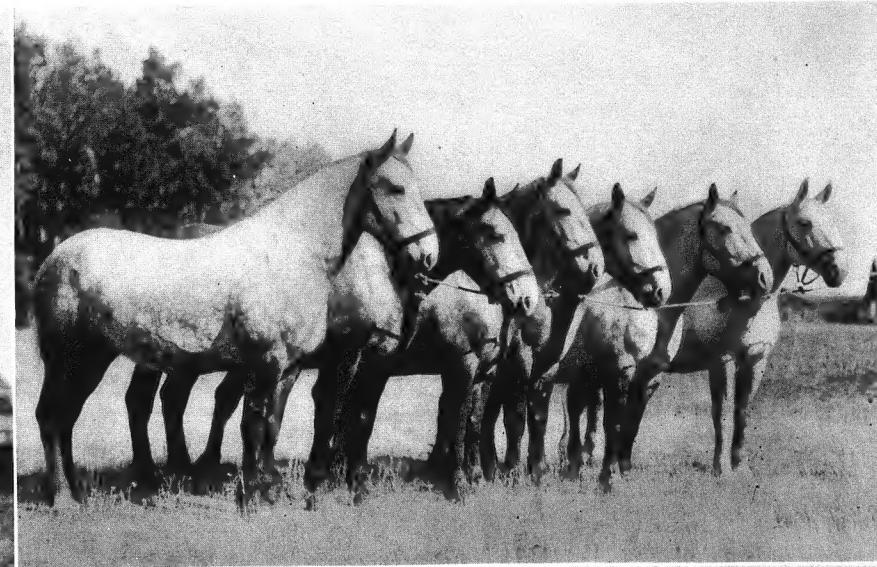
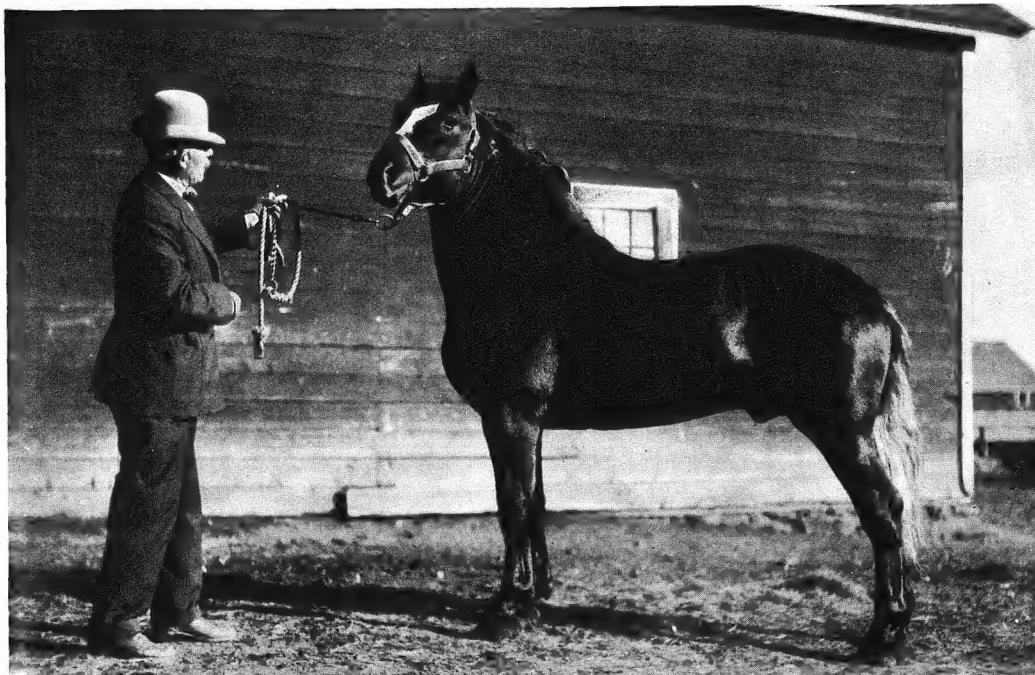
Alberta is the Kentucky of Canada in the breeding of fine horses



A corner of the Stockyards at Calgary, Alberta



265 pure bred Percheron Mares on the Bar-U Ranch, property of George Lane & Co., Ltd., High River, Alberta—Note rich natural pasture



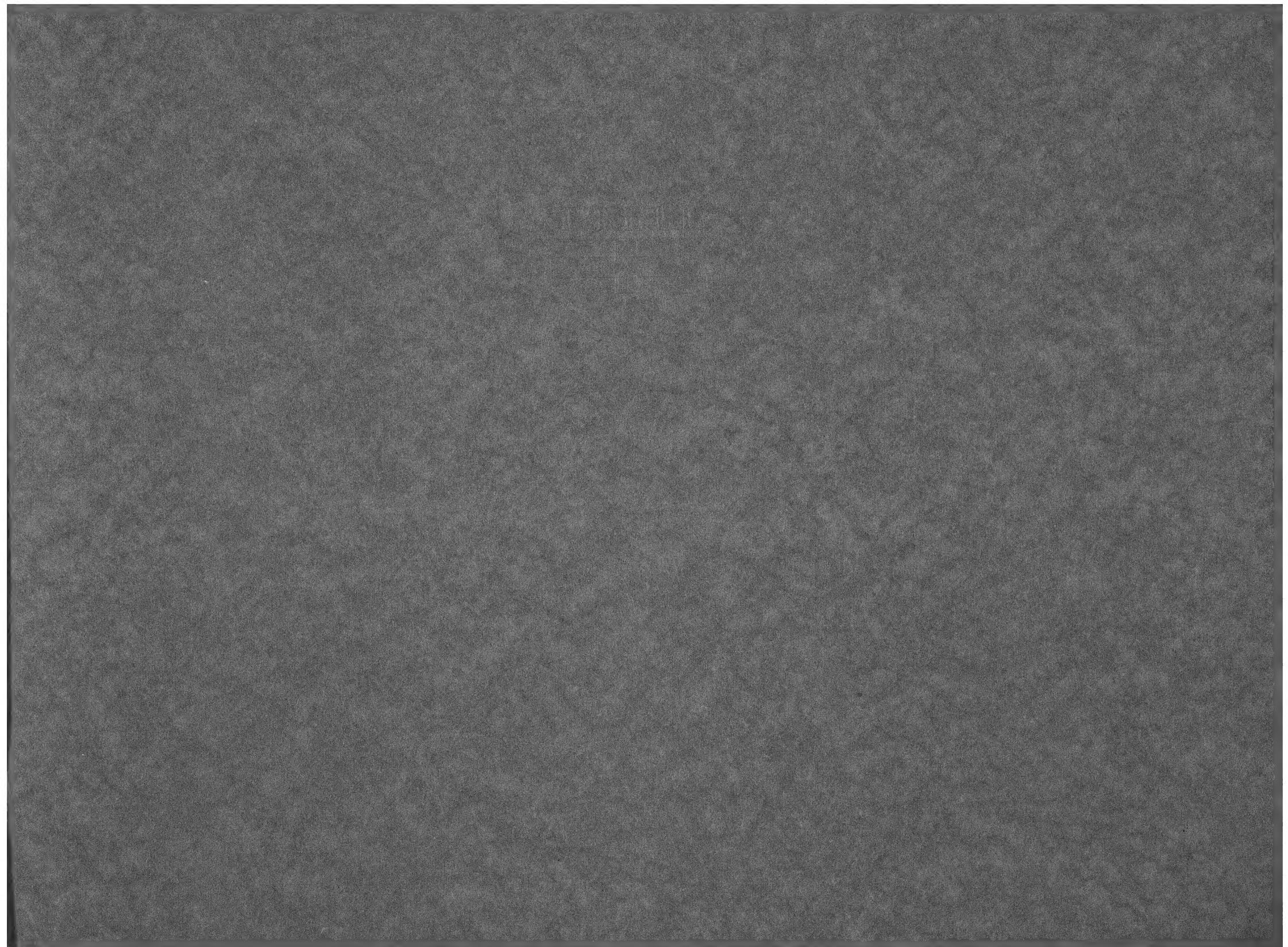
*Top Left: "The Pride of Breeding"—a 3-year old pure bred Percheron colt raised on the Namaka Farm, Namaka, Alberta
Bottom Left: Three pure bred Percheron Sires on the Bar-U Ranch, High River, Alberta*

*Top Right: A six-horse team of pure bred Percheron Geldings on the Bar-U Ranch
Bottom Right: Same group of pure bred Percheron Sires on the Bar-U Ranch*



One of Alberta's many Trophies

The Du Bois Press
Complete Catalogue Service
Rochester, N. Y.



ALBERTA

